

CITY OF HOMER
HOMER, ALASKA

ORDINANCE 84-5(A)

AN ORDINANCE GENERALLY AMENDING PORTIONS OF
CHAPTER 12.04, BUILDING PERMITS, OF THE HOMER
MUNICIPAL CODE.

WHEREAS, the City Planning Department has reviewed Chapter 12.04 of the Code and recommended several amendments thereto for the purpose of clarification and uniformity of administration,

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Section 12.04.010 of the Homer Municipal Code is amended to read as follows:

12.04.010 Permits Required.

a. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or change the use, or demolish any building or structure regulated by this code, except as specified in Subsection d. of this section, or cause the same to be done without first obtaining a separate permit for each building or structure from the City of Homer.

b. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in this code.

c. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures except as otherwise provided in this code.

d. A building permit shall not be required for the following: (1) One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet; (2) Movable cases, counters and partitions not over five feet high; (3) Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids; (4) Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below; (5) Painting, papering and similar finish work on walls, ceilings or floors; (6) Temporary motion picture, television and theater stage sets and scenery; (7) Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work.

Section 2. Section 12.04.040 of the Homer Municipal Code is amended to read as follows:

12.04.040 Permit--Diligence in completing work. After the work has been started, the work shall be diligently and continuously prosecuted by permittee until completed. If the work has not been started within 365 days of issuance of this permit, this permit will be void.

Section 3. Section 12.04.050 of the Homer Municipal Code is amended as read as follows:

12.04.050 Permit--Forms and conditions. All applications for building permits hereunder shall be submitted to and approved by the City. The following conditions shall govern the issuance of permits:

a. All necessary permits and approvals shall be secured prior to construction.

b. Permits may not be transferred or assigned by the original permittee.

c. Each permit shall provide a time limit within which the work shall be completed.

d. No building will be issued a Certificate of Compliance unless the use or structure conforms to all zoning and land use regulations contained in this code and Alaska Statutes. Permits may be revoked if the terms and conditions of any land use regulations, conditional use, or variance are violated.

e. The granting of a permit shall be conditioned primarily upon the proposed project being compatible with the overall development plan for the City of Homer.

Section 4. Section 12.04.070 of the Homer Municipal Code is amended to read as follows:

12.04.070 Permit--Fee. Each application for a permit shall be accompanied by a fee established by resolution of the City Council.

Section 5. Section 12.04.100 of the Homer Municipal Code is amended to read as follows:

12.04.100 "As-built" survey--When required. A holder of a building permit for any commercial, industrial establishment or multi-family dwelling with three or more units shall submit an "as-built" survey of the completed structure showing at least the following:

1. Location of all fire exits from all buildings;
2. Other information pertinent to fire safety, i.e. location of alarms, electrical junction boxes, stairways, hallways, etc.

3. Parking and loading areas and driveway.

CITY OF HOMER

Erle Cooper, Mayor

ATTEST:

Kathleen Richardson, City Clerk

First Reading: February 13, 1984 (Tabled)

Public Hearing:

Second Reading:

Effective Date: